



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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**INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
MONDAY, AUGUST 8, 2016, 7:00 PM
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

PRESENT: Chairman Ken Braga, Vice Chairman Ron Brown, Art Aube, Steve Hoffman, Mary Beth O'Neill, Hocine Baouche, and Alternate Ben Lorenzet

ABSENT: Jean Burns

STAFF

PRESENT: John Colonese, Assistant Town Planner/Wetlands Enforcement Officer and Troy Ciesco, Recording Clerk

I. CALL TO ORDER:

Chairman Braga called the August 8th, 2016, regular meeting of the Ellington Inland Wetlands Agency to order at 7:00 PM in the Town Hall Annex, 57 Main Street, Ellington, CT.

II. PUBLIC COMMENTS (ON NON AGENDA ITEMS): NONE

III. PUBLIC HEARINGS: (READING OF LEGAL NOTICE):

1. IW201604 – William Brown, owner/applicant, request for a permit to conduct regulated activity for the demolition of an existing house and the construction of a new house, deck, and associated improvements on property located at 36 Aborn Road, APN 149-088-0000.

TIME: 7:03 PM

SEATED: Braga, Brown, Aube, Hoffman, O'Neill, Baouche, Lorenzet

William and Kathy Brown were present to represent the application. Mr. Brown explained their proposal to demolish the existing house and build a new one within the setback requirements.

Commissioner Hoffman asked about the wetlands delineation. Mr. Brown explained that the upland review area is measured from the lake shore. John Colonese, Wetlands Agent, pointed out there are no other wetlands shown on the property per the town GIS mapping.

Commissioner Hoffman asked how the applicant will keep debris from entering the lake. Mr. Brown stated that they will install a double silt fence.

Commissioner Brown asked if they are able to use the existing structure. Mr. Brown stated that they cannot, and that the footprint is being moved to conform to zoning requirements.

Commissioner Brown reminded the applicant to maintain the silt fence until the site is completely stabilized.

BY CONSENSUS, THE COMMISSION AGREED TO HOLD A PUBLIC HEARING IN THE PUBLIC INTEREST FOR IW201604.

MOVED (O'NEILL) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW201604.

MOVED (O'NEILL) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO MAKE A FINDING OF NON-SIGNIFICANT IMPACT AND TO APPROVE WITH CONDITIONS IW201604 – William Brown, owner/applicant, request for a permit to conduct regulated activity for the demolition of an existing house and the construction of a new house, deck, and associated improvements on property located at 36 Aborn Road, APN 149-088-0000.

CONDITIONS:

1. Approval based on Site Plan prepared for Brown Residence Lake House by Gary Greenalch, Professional Engineer dated 5/1/16.
 2. Double silt fence shall be installed and inspected by the wetlands agent prior to construction, and shall remain operational until the site is stabilized.
2. IW201605 – Ellington EGC, LLC, owner/Elm Development Services, LLC, applicant, request for an amendment to the wetlands map for property located at 123 West Road, APN 037-008-0000.

TIME: 7:11 PM

SEATED: Braga, Brown, Aube, Hoffman, O'Neill, Baouche, Lorenzet

Jason Robertson of Elm Development Services, along with John Solecki and Chris Shea of Lut Design, were present to represent the application. Mr. Robertson stated that John Ianni of Highland Soils delineated the new wetland boundaries. Mr. Solecki presented the plan and described the changes to the boundaries.

Commissioner Brown asked when the prior designation was done. Mr. Solecki explained that the previous wetlands delineation came from town records. Mr. Shea added that Dr. Chris Welti categorized all of the soils on site.

The commission and the applicant discussed the letter from Mr. Ianni describing the wetlands delineation and possible items to consider for development.

BY CONSENSUS, THE COMMISSION AGREED TO CLOSE THE PUBLIC HEARING FOR IW201605.

MOVED (HOFFMAN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS IW201605 – Ellington EGC, LLC, owner/Elm Development Services, LLC, applicant, request for an amendment to the wetlands map for property located at 123 West Road, APN 037-008-0000.

CONDITIONS:

1. Approval based on letter from John Ianni, Highland Soils LLC to Jonathan Solecki, Lut Design dated 3/25/16 and Existing Conditions Map prepared for Lut Design by Aeschliman Land Surveying dated 11/11/15, revised thru 7/14/16.

IV. NEW BUSINESS:

1. **BY CONSENSUS, THE COMMISSION AGREED TO GO OUT OF AGENDA ORDER, ADD TO THE AGENDA AND RECEIVE IW201608 – Ellington EGC, LLC, owner/Elm Development Services, LLC, applicant, request for a permit to conduct regulated activity for the construction of an assisted living facility and associated improvements on property located at 123 West Road, APN 037-008-0000.**

Jason Robertson of Elm Development Services, along with John Solecki and Chris Shea of Lut Design, were present to represent the application. The commission and applicant discussed the proposed activity, including the stormwater management areas. Mr. Solecki noted that there will be a footbridge crossing over a wetland due to their sidewalk requirement.

Further discussion ensued, and Mr. Shea noted they are in the process of finalizing their stormwater management plan. Mr. Solecki added that there will be a reduction in water which leaves the site.

MOVED (HOFFMAN) SECONDED (O'NEILL) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF SIGNIFICANT IMPACT AND SCHEDULE A PUBLIC HEARING FOR THE NEXT REGULAR MEETING FOR IW201608 – Ellington EGC, LLC, owner/Elm Development Services, LLC, applicant, request for a permit to conduct regulated activity for the construction of an assisted living facility and associated improvements on property located at 123 West Road, APN 037-008-0000.

BY CONSENSUS, THE COMMISSION RETURNED TO REGULAR AGENDA ORDER.

2. IW201606 – Steven and Michael Hoffman, owner/applicant, notification of permitted uses as of right to clean out existing waterways and channels throughout farm on properties located at 77 and 111 Hoffman Road, APN 121-008-0000 and 141-078-0000.

Commissioner Hoffman recused himself from voting on this application.

Steve Hoffman was present to represent the application. He described the area and explained the proposal to clean out the trenches and brooks within the farm. He explained the trenches were created through a federal program a few decades ago, and they need to be cleaned every fifteen to twenty years. He added that it is best to clean them when it is relatively dry.

Commissioner Brown asked Mr. Hoffman how they clean the trenches. Mr. Hoffman explained that they reestablish the banks by removing silt and debris and placing it to the side. He stated the intention is to keep the waterway established in the same configuration as it was designed.

MOVED (O'NEILL) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ACCEPT IW201606 – Steven and Michael Hoffman, owner/applicant, notification of permitted uses as of right to clean out existing waterways and channels throughout farm on properties located at 77 and 111 Hoffman Road, APN 121-008-0000 and 141-078-0000.

3. **MOVED (BRAGA) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO ADD TO THE AGENDA IW201607 – Oakridge Dairy LLC, owner/applicant, notification for permitted uses as of right for the construction of a dairy barn and associated improvements on property located at 11 and 33 Jobs Hill Road, APN 072-002-0000 and 081-003-0000.**

Jay Ussery of J.R. Russo and Associates and Seth Bahler and David Moser of Oakridge Dairy were present to represent the application. Mr. Ussery described the area and explained the proposal to build a 318,000 square foot cow barn with a 2,400 square foot milking parlor. He stated that John Ianni, Soil Scientist, delineated the wetlands.

Mr. Ussery explained that most of the area is currently a cornfield on a prior converted wetland, and there will be about 500 square feet of new wetland disturbance. He further stated that all the proposed activity will be directly related to the farming operation, and that the new stormwater basins will take on some wetland characteristics.

Commissioner Hoffman asked about silage and manure management. Mr. Bahler explained that they are working with the Department of Energy and Environmental Protection on various aspects of their silage and manure management plan. Mr. Ussery elaborated further on the silage and manure management, along with the stormwater management plan, and added that there will be no increase in peak flows for a 50-year storm.

MOVED (O'NEILL) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO ACCEPT IW201607 – Oakridge Dairy, LLC, owner/applicant, notification of permitted uses as of right for the construction of a dairy barn and associated improvements on properties located at 11 and 33 Jobs Hill Road, APN 072-002-0000 and 081-003-0000.

V. ADMINISTRATIVE BUSINESS:

1. Approval of the June 13, 2016 regular meeting minutes.

MOVED (BROWN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE the June 13, 2016 Regular Meeting Minutes as written.

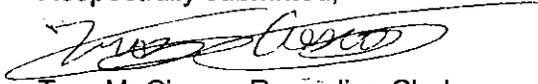
2. Correspondence/Discussion:
 - a. Notice from the Vernon Inland Wetlands Commission dated 8/2/16 that the Town of Vernon Engineering Department is seeking a wetlands permit to construct a foot bridge along the Hockanum River Linear Park at Windsorville Road.

SO NOTED

VII. ADJOURNMENT:

MOVED (O'NEILL) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ADJOURN THE AUGUST 8, 2016 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 8:09 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Troy M. Ciesco", written over a horizontal line.

Troy M. Ciesco, Recording Clerk